

General Business (GB) Land Uses

(Note: Items that appear in **BOLD ITALICS** have been proffered out in whole or in part.)

LAND USE	VILLAGE		
	A	B	C
<i>Tourist Home, Bed and Breakfast</i>	P	P	
Senior Housing – Independent Living Facility (multi-unit structures w/internal entrances only)	S	S	S
Horse keeping in Conjunction with Residential Use	S	S	S
<i>Plant Nursery or Greenhouse</i>			
<i>a) Wholesale Only</i>			
<i>b) Retail Sales with or without wholesale sales</i>			
<i>c) Retail or Wholesale with accessory landscape contracting storage & equipment</i>			
Animal Hospital, Vet Clinic Commercial Kennel Without Outside Runs	P	P	P
Animal Hospital, Vet Clinic Commercial Kennel With Outside Runs	S	S	S
Commercial Orchard or Vineyard	S	S	S
Forestry	S	S	S
<i>Farmer's Market</i>			
<i>Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations</i>			
Pre-school, Child Care, Nursery School	P	P	P
Elementary, Intermediate, High School and/or Vo-Tech & Related Support Facilities	P	P	P
<i>a) York County Public Schools</i>			
<i>b) Other</i>	P	P	P
Technical, Vocational, Business School	P	P	P
College/University	P	P	P
Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery	P	P	P
Senior Housing – Congregate Care	S	S	S
Senior Housing – Assisted Living	S	S	S
Senior Housing – Continuing Care Retirement Community	S	S	S
Nursing Home	S	S	S
Medical Care Facility, including General Care Hospital, Trauma Center	P	P	P
Emergency Care/First-Aid Centers or Clinic	P	P	P
Secured Medical Facility	S	S	S
Conference Center	P	P	P
Post Office	P	P	P
Museum	P	P	P
Government Offices	P	P	P
Libraries	P	P	P
Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P
Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	P	P	P
Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P
<i>Cemetery</i>			
County Jail	P	P	P
Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A
<i>Sale of Seasonal Items such as Christmas Trees, Produce</i>	A	A	
Recycling Collection Point	A	A	A
<i>Craft Shows & Sales</i>	A	A	
<i>Flea Markets</i>	S	S	
Temporary Construction Office Trailers & Buildings	A	A	A
Temporary Construction Workers' Parking	P	P	P
Temporary Trailers for Business or School Use	A	A	A
Model Home Display Parks	S	S	
<i>Theater - Indoor</i>			
Health, Exercise, Fitness Centers Including Swimming and Racquet Sports			
<i>a) Indoor Only</i>	P	P	P
<i>b) Indoor & Outdoor</i>	P	P	P
<i>Bowling Alley</i>			
<i>Video Arcade, Pool Hall, Billiards Hall, Bingo Hall</i>			
<i>Indoor Family Amusement Center</i>	P	P	
<i>Skating Rink</i>			

LAND USE	VILLAGE		
	A	B	C
Nightclub	S	S	S
Commercial Reception Hall or Conference Center	P	P	P
Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)			
Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment	P	P	P
Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users	P	P	P
Professional Pharmacy	P	P	
Car Wash	S	S	S
Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash)	S		
Auto Repair Garage	S	S	S
Auto or Light Truck Sales, Rental, Service (Including Motorcycles or RVs)			
a) Without Auto Body Work & Painting			
b) With Body Work & Painting			
Heavy Truck and Equipment Sales, Rental, Service	S	S	S
Farm Equipment Sales, Rental, Service	S	S	S
Manufactured Home Sales, Rental, Service	S	S	S
Boat Sales, Service, Rental, and Fuel Dispensing			
Heliport	S	S	S
Helipad	S	S	S
Bus or Rail Terminal			
Taxi or Limousine Service			
Neighborhood Shopping Center	P	P	
Community or Regional Shopping Center	P	P	
Specialty Shopping Center	P	P	
Office Park	P	P	P
Wholesale Auction Establishment with outdoor storage or without outdoor storage/activity			
Warehousing, Including Moving and Storage Establishment	S	S	S
Wholesale Trade Establishment (May include accessory retail sales)			
a) without outdoor storage	P	P	P
b) with outdoor storage	S	S	S
Mini-Storage Warehouses	S	S	S
Laboratories, Research/Development Testing Facilities	S	S	S
Publishing, Printing, Other than general public and business/professional services	P	P	P
Computer and Technology Development and Assembly	P	P	P
Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) – with or without Outdoor/Exposed Storage			
With Outdoor/Exposed Storage			
Without Outdoor/Exposed Storage	P	P	P
Manufacture or Assembly of Electronic Instruments, Components, Devices	S	S	S
Machine Shops & Fabricators	S	S	S
Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass	P	P	
Recycling Center	S	S	S
Recycling Plant			
Reclamation of Non-Conforming Borrow Pits	P	P	P
Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	A	A	A
Sewage Pump/Lift Stations	P	P	P
Water Storage Towers	S	S	S
Radio, Television, Microwave Facilities	S	S	S
Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S

P = Permitted as a matter of right

S = Permitted only with a Special Use Permit

A = Administrative Permit required

Blank = Not permitted

LAND USE	VILLAGE		
	A	B	C
Firing Range-Indoor Only	S	S	S
Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement	S	S	S
Golf Driving Range	S	S	S
Campgrounds	S	S	S
Theme Park, Amphitheater, Stadium	P	P	
Antiques/Reproductions, Art Gallery	P	P	
Wearing Apparel Store	P	P	
Appliance Sales	P	P	
Auction House	S		
Convenience Store	P	P	
Grocery Store	P	P	
Book, Magazine, Card Shop	P	P	
Camera Shop, One-Hour Photo Service	P	P	
Florist	P	P	
Gifts, Souvenirs Shop	P	P	
Hardware, Paint Store	P	P	
Hobby, Craft Shop	P	P	
Household Furnishings, Furniture	P	P	
Jewelry Store	S	S	
Lumberyard, Building Materials	P	P	
Music, Records, Video Tapes	P	P	
Drug Store	P	P	
Radio and TV Sales	P	P	
Sporting Goods Store	S	S	
Firearms Sales and Service	P	P	
Tobacco Store	P	P	
Toy Store	P	P	
Gourmet Items/Health Foods/Candy/Specialty Foods/Bakery Shops	P	P	
ABC Store	P	P	
Bait, Tackle/Marine Supplies Including Incidental Grocery Sales	P	P	
Office Equipment & Supplies	P	P	
Pet Store	P	P	
Bike Store, Including Rental/Repair	P	P	
Piece Goods, Sewing Supplies	P	P	
Optical Goods, Health Aids or Appliances	P	P	
Fish, Seafood Store	P	P	
Department, Variety, Discount Store	P	P	
Auto Parts, Accessories (new parts)	P	P	
Second Hand, Used Merchandise Retailers (household items, etc.)			
a) without outside display/storage	P	P	
b) with outside display/storage	S	S	
Storage shed and utility building sales/display			
Broadcasting Studio	P	P	P
Barber/Beauty Shop	P	P	P
Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, Etc.)	P	P	P
Funeral Home			
Photographic Studio	P	P	P
Film Processing Lab	P	P	P
Household Items Repair	P	P	P
Personal Services (Fortune Teller, Tattoo, Pawn Shop, Etc.)	S	S	S
Banks, Financial Institutions	P	P	
Freestanding Automatic Teller Machines	P	P	P
Offices	P	P	P
Hotel & Motel	P		
Timeshare Resort	S	S	S
Restaurant/Sit Down	P	P	
Restaurant/Brew-Pub	P	P	
Restaurant/Fast Food	P	P	
Restaurant/Drive In			
Restaurant - Carryout/Delivery only	P	P	
Catering Kitchen/Services	P	P	